

PLANNING COMMISSION AGENDA

October 8, 2012

6:00 P.M CITY HALL

I. ANNOUNCEMENTS:

II. MINUTES:

Approval of the September 10, 2012 Planning Commission Meeting Minutes
Approval of the September 17, 2012 Planning Commission Workshop Minutes
Approval of the October 5, 2012 Pre-Planning Commission Meeting

III. PUBLIC HEARING-SWEARING IN:

"Do you solemnly swear or affirm that the responses given and statements made in this hearing before the Planning Commission will be the whole truth and nothing but the truth." If so, answer "I do".

IV. PUBLIC HEARING-CONSENT ITEMS:

(All matters included under the Consent Agenda are considered to be routine by the Planning Commission. They will be enacted by one motion in the form listed below, without separate discussion of each item, unless any person present – Planning Commissioner, Planning Staff or citizen -- requests an item or items to be removed from the Consent Agenda. Any item removed from the Consent Agenda will be considered separately at the end of the Consent Agenda. If you would like any of the items below considered separately, please say so when the Planning Commission Chairman announces the Consent Agenda.)

V. MISCELLANEOUS

A. PC12-609PCM, Planning Commission Modification, Monocacy Canning

The Applicant is requesting approval of a modification to Section 420, Table 402-5 for the permitted building materials in the Carroll Creek Overlay (CCO). (NAC #11)(Reppert)

This is the first of two required public hearings.

VI. OLD BUSINESS

B. PC12-367FSL, Final Site Plan, The Residences on Prospect Hill

The Applicant is requesting approval of a final site plan for the construction of 376 multifamily dwelling units located along the north side of Butterfly Lane, west of Himes Avenue.

The Applicant is also requesting recommendations to the Mayor and Board of Aldermen regarding the deferral of frontage improvements along Butterfly Lane in accordance with Section 309, *Site Plan Review*, and a waiver of the parkland dedication requirements in accordance with Section 608, *Parks and Open Space*.

Lastly, the Applicant is requesting approval of modifications to the following sections of the Land Management Code (LMC): Section 601, *Access Management*, Section 605, *Landscaping Standards*, and Section 607, *Parking and Loading Standards*. (NAC #8)(Love)

C. PC12-368PFCP, Preliminary Forest Conservation Plan, The Residences on Prospect Hill

The Applicant is requesting approval of a preliminary forest conservation plan for 6.60 acres of forest retention and a payment in lieu of afforestation totaling \$6,011.28 associated with the construction of the multifamily development along Butterfly Lane. (NAC #8)(Love)

VII. NEW BUSINESS

D. PC12-424FSL, Final Site Plan, North Frederick Elementary School

The Applicant is requesting approval of a final site plan for the demolition and reconstruction of North Frederick Elementary School located at 1001 Motter Avenue.

The Applicant is also requesting modifications to Section 601, *Access Management*, and Section 605, *Landscaping Standards*, of the Land Management Code. (NAC #7)(Love)

E. PC12-425FSCB, Combined Forest Stand Delineation and Preliminary Forest Conservation Plan, North Frederick Elementary School

The Applicant is requesting approval of a combined forest stand delineation and preliminary forest conservation plan associated with the final site plan for the reconstruction of North Frederick Elementary. The Applicant is requesting approval of a fee-in-lieu of payment totaling \$26,528.04. (NAC #7)(Love)

F. PC12-490FSL, Final Site Plan, Whittier Section 10

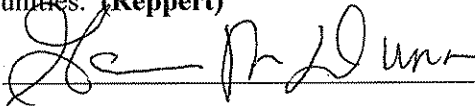
The Applicant is requesting approval for revisions to the final site plan for Section 10 of Whittier in order to construct two detached garages to accommodate 22 parking spaces. (NAC #1)(Mark)

G. PC12-569FSU, Final Subdivision Plat, North Market Revitalization

The Applicant is requesting approval of a final subdivision plat for the purposes of consolidating Lots 10 and 11 located along North Bentz Street. (NAC #11)(Reppert)

H. PC12-494ZTA, Text Amendment, Section 608 Parks and Open Space

The Applicant is requesting a recommendation from the Planning Commission to the Mayor and Board of Aldermen for amendments to Section 608 of the Land Management Code (LMC), entitled *Parks and Open Space*, for the purposes of establishing parkland dedication standards for Retirement Communities. **(Reppert)**

Approved for release by  on 10/2/12

A complete and final agenda will be available for review prior to the meeting at the Planning Department located at 140 West Patrick Street and on the Internet at www.cityoffrederick.com. The meeting will be broadcast live on City Government Cable Channel 99 as well as streamed and archived on the City's website at www.cityoffrederick.com. For information regarding the agenda, minutes, or public meetings of the Planning Commission please contact Carreanne Eyler at (301) 600-6273. Individuals requiring special accommodations are requested to call 5 days prior to the meeting to make arrangements. The City of Frederick Government does not discriminate on the basis of race, color, national origin, sex, sexual orientation, religion, age, disability, marital status, veteran status or any other legally protected group in employment or in the provision of services.

